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March 31, 2009

By Hand Delivery

Margo Wheeler
Director
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **Justification Letter**
Major Modification of Existing SUP-8255
2206 South Rainbow
APN 163-02-415-001

Dear Director Wheeler:

On December 21, 2005, the City Council unanimously approved the re-location of the Pawn Place store originally located at 5620 West Charleston to a new site at 2200 South Rainbow (SUP-8255). Since that time the store has been re-branded as EZPAWN, but the primary use remains a pawn shop, and the location continues to comply with the conditions of approval associated with the action.

When the neighboring consignment business and second hand dealer closed approximately 9 months ago, EZPAWN began exploring the possibility of leasing the empty space to relieve its congested storage area and allow for the easy organization of collateral which is required to be stored in accordance with state and local law. The additional 1,656 square-foot expansion proposed by this application would be for storage only and create no additional impact on the surrounding area. The new storage area would replace space previously approved for the operation of a second hand dealer (most recently ladies clothing, and at an earlier date, hubcaps) as well as a tattoo and body piercing studio. It is anticipated that, if approved, the store will be remodeled, but no additional sales or display area will be created.

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In order to facilitate this request, EZPAWN respectfully requests approval of an expanded Special Use Permit for a Pawn Shop to include the neighboring suite, as well as a waiver from the 200 foot separation requirement from a residential use. To our knowledge, the store has received no complaints from its residential neighbors, and remains committed to compliance with the conditions which were established in the original application to mitigate potential concerns of the neighboring residents.

We appreciate your assistance in processing this application. If you have any questions, please don't hesitate to contact me.

Sincerely,


Maren Parry

MP/mp
Enclosures

cc: Laura Steege
Craig McCall

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